

Chapter 27.67

PARKING

Sections:

- 27.67.010 Scope of Regulations.**
- 27.67.020 Parking Matrix.**
- 27.67.030 General Conditions.**
- 27.67.040 Parking Requirements; Special Conditions.**
- 27.67.050 Special Conditions; B-4 Zoning District.**
- 27.67.060 Special Conditions; B-5 Zoning District.**
- 27.67.065 Special Conditions; Community Unit Plan and O-3 Zoning District.**
- 27.67.066 Special Conditions; H-3 Zoning District**
- 27.67.070 Special Conditions; R-6, R-7, and R-8 Zoning Districts.**
- 27.67.075 Special Conditions; Capitol Environs District.**
- 27.67.080 Special Conditions; Personal Vehicles.**
- 27.67.085 Special Conditions; Unregistered, Wrecked, or Junked Vehicles.**
- 27.67.090 Special Conditions; Nonconforming and Nonstandard Uses.**
- 27.67.100 Special Conditions; Parking Lots.**

27.67.010 Scope of Regulations.

Parking regulations for this title are as shown on the parking matrix and also as required in the additional conditions of this chapter. Any additional conditions imposed by any other ordinances or regulations also apply. If there is a conflict, the most restrictive ordinance, regulation, or other requirement shall apply. (Ord. 12571 §353; May 8, 1979).

27.67.020 Parking Matrix.

Parking requirements for this title are set out in Figure 27.67.020 at the end of this chapter. (Ord. 17418 § 2; October 5, 1998; prior Ord. 17232 §17; August 18, 1997: Ord. 16958 §1; March 25, 1996: Ord. 16837 §1; July 31, 1995: Ord. 15784 §1; November 26, 1990: Ord. 15317 §10; October 16, 1989: Ord. 15165 §4; May 1, 1989: Ord. 15010 §1; October 10, 1988: Ord. 14696 §2; July 6, 1987: Ord. 13481, as amended by Ord. 13555 §1; March 7, 1983: Ord. 13234 §1; October 19, 1981: Ord. 13150 §1; June 15, 1981: Ord. 12657 §14; August 6, 1979: Ord. 12571 §354; May 8, 1979).

27.67.030 General Conditions.

The following general conditions shall apply, except as otherwise modified in this title:

- (a) No parking space is permitted in the required front yard in any district except as follows:
 - (1) Parking lots, parking areas, and driving aisles in the front yard are permitted in the B-1, B-3, H-1, H-2, and H-3 zoning district, except in the front six feet which shall be entirely devoted to landscaping in accordance with parking lot design standards except for the necessary paving of walkways and driveways to reach parking and loading areas, and provided that any driveways in the front yard shall be substantially perpendicular to the street. The front six feet landscape area shall only apply to lots that have an average lot depth of 150 feet or more. On corner

lots the front six feet landscape area shall be required along each street unless the distance between the street right-of-way and the opposite lot line is less than 150 feet; and

(2) Parking in the front yard is permitted in the R-1, R-2, R-3, and R-4 zoning districts for passenger cars, pickup trucks, or vans outside of an enclosed structure on a concrete driveway or its equivalent under the following conditions:

(i) The width of such parking area shall not exceed thirty-five percent of the width of the front yard;

(ii) The parking area shall be not less than two feet from and parallel to the side lot line and not less than two feet from the front property line.

(b) No parking space is permitted in the required side yard in any district except as otherwise provided in this chapter.

(c) Parking spaces are permitted in any required rear yard.

(d) All required parking spaces shall be provided on the same lot as the use for which they are required.

(e) Any parking requirement resulting in a partial parking space shall be rounded up to the next whole number.

(f) Where additional parking is required by this chapter due to a change in use and provision for such additional parking is not made, a special review and approval shall be required by the City Council.

(g) For single-family dwellings and two-family dwellings in the R-1, R-2, R-3 and R-4 zoning districts, the required parking spaces may be stacked front-to-back, one vehicle deep.

(h) No parking space is required for the area of outdoor dining. (Ord. 18770 §3; July 24, 2006: prior Ord. 18687 §28; March 20, 2006; Ord. 16958 §2; March 25, 1996: Ord. 15910 §1; June 24, 1991: Ord. 14215 §2; September 9, 1985: Ord. 12571 §355; May 8, 1979).

27.67.040 Parking Requirements; Special Conditions.

The following special conditions shall apply to the listed uses in place of the parking requirements found in Section 27.67.020:

(a) Fraternity, sorority, and rooming and boarding houses:

(1) In the R-6 District:

(i) Fraternities: One space/400 sq. ft. livable floor area, within 600 feet of the building;

(ii) Sorority, rooming or boarding house: One space/700 sq. ft. livable floor area within 600 feet of the building.

(2) In the R-7 District:

(i) Fraternities: One space/700 sq. ft. livable floor area, within 1,200 feet of the building.

(ii) Sorority, rooming or boarding house: One space/1,100 sq. ft. livable floor area within 1,200 feet of the building.

(b) Group homes: One space per three client or employee residents, plus two spaces per three nonresident employees on the largest shift; provided, however, that no spaces shall be required for client residents who will not possess motor vehicle operator's licenses. Appropriate documentation from the group home licensing agency shall be provided evidencing the nonpossession of motor vehicle operator's licenses by clients.

(c) Adult foster care home: 2 spaces.

(d) The following uses have special parking demands or high traffic generation, and are required to provide minimum parking as follows:

- (1) Nursing care facilities: One space/3 beds.
- (2) Housing for the elderly: One space/living unit.
- (3) Miniwarehousing:
 - (i) Two spaces for manager's quarters;
 - (ii) One space for every 200 storage cubicles to be located at the project office for the use of clients; provided access lanes and roads to the storage area are twenty feet in width to allow vehicles to unload and pass. If access lanes and roads are less than twenty feet in width, parking at a rate of one space per ten storage cubicles shall be provided equally throughout the storage area.
- (4) Doctors' and dentists' offices: One space/225 sq. ft. of floor area.
- (5) Drive-in restaurants: One space/40 sq. ft. of floor area.
- (6) Bowling alleys: 4 spaces/lane (plus required parking for affiliated uses.)
- (7) Auditoriums, theaters, grandstands, stadia, amphitheaters, and other places of assembly: One space/50 sq. ft. of seating area plus parking for affiliated uses within 300 ft. of the main use.
- (8) Recreational:
 - (i) Racquetball and other court games: Four spaces/court (plus required spaces for affiliated uses);
 - (ii) Swimming pools: One space/100 sq. ft. of water surface (plus parking for affiliated uses) as determined by the city;
 - (iii) Golf courses: Two spaces/hole of course, plus parking for affiliated uses.
- (9) Hospitals: One space/2.5 beds, plus one space/employee on the largest shift.
- (10) Churches and chapels and schools and private schools having a curriculum equivalent to a public elementary or public high school and private business or commercial schools: One space/50 sq. ft. in largest assembly hall as determined by city.
- (11) Other private schools:
 - (i) Adult and early childhood care facilities: One space/ employee on the largest shift, plus off-street loading/unloading area for one automobile per ten care receivers. Joint parking with another facility is acceptable if the adult or early childhood care facility and that facility have nonconcurrent parking demands.
 - (ii) Gymnastic, karate, judo, dance, music, and other similar academies: One space for every three students allowed per class session plus one space for every employee. In those instances where two sessions of classes occur one after another, without at least one-half hour separation between sessions, the maximum number of students allowed at both sessions shall be combined in determining the amount of required parking per class session.
- (12) Housing for the physically handicapped: (see also Section 27.63.215) One space/living unit.
- (13) Domestic shelters: One space for every four residents based on the maximum occupancy allowed by the lot area and two spaces for every three employees on the largest shift.
- (14) Scrap processing operation or salvage yard. Six spaces, two spaces/acre of lot area or one space/1,000 square feet of floor area, whichever is greater.
- (15) Dwellings for members of a religious order: one space for every three residents.
- (16) Warehouses:

(i) Warehouses with a floor area of 50,000 square feet or less: one space per every 1,000 square feet of floor area or a minimum of one space per employee on the largest shift. The floor area shall be calculated based on the total floor area of all structures on the lot.

(ii) Warehouses with a floor area of more than 50,000 square feet: one space per every 1,000 square feet of floor area for the first 50,000 square feet of floor area and one additional space per 2,000 square feet of floor area in excess of 50,000 square feet, or a minimum of one space per employee on the largest shift. The floor area shall be calculated based on the total floor area of all structures on the lot.

(iii) If the number of spaces required by the building ratio is greater than required by the employee ratio in (i) or (ii) above, the additional parking spaces need not be provided physically, but sufficient areas shall be reserved for to accommodate construction of the additional spaces.

If the Building Official finds at any time that the character of the use of the warehouse is such as to require the full provision of parking facilities to be constructed, the Building Official shall report this fact to the City Council which may, after holding a hearing of which the owner shall be notified, require such additional parking to be installed.

(e) Off-street Freight Loading Requirements. At the time of construction, alteration, or enlargement of any commercial or industrial building having a floor area of 10,000 square feet or more, and containing a use or uses which requires off-street freight loading, off-street freight loading areas shall be provided on the premises to serve the use and maintained as follows:

(1) Six hundred square feet for the first 10,000 square feet of floor area;

(2) An additional 600 square feet for each additional 20,000 square feet of floor area.

(f) Joint Parking. Uses that have nonconcurrent parking demand may join their parking facilities so as to reduce aggregate parking requirements as follows:

(1) B-5 District. The uses shall be located in the B-5 District and may include adjacent churches or chapels located outside the B-5 District. Uses that have nonconcurrent parking demand may join their parking facilities; however, the use having the largest floor area shall provide 4.5 parking spaces for every 1,000 square feet of floor area, and all other uses included in the joint parking arrangement shall provide two parking spaces per 1,000 square feet of their floor area; provided, however, that the number of additional spaces that would be required in the absence of this paragraph need not be provided physically, but sufficient land shall be reserved in the event that future uses may not have nonconcurrent parking demand. For the purpose of determining the adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written agreement between the city and all parties to such use.

(2) O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4 Zoning Districts. The uses shall be located in the following zoning districts: O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4, and may include uses in adjacent O-2 districts and adjacent churches and chapels outside the above districts. The aggregate parking requirement shall be computed on the basis of providing the parking required for that use or those uses having concurrent parking demand that have the largest parking demands as determined by the parking matrix (§ 27.67.020) and any additional conditions in this chapter; provided, however, that the number of additional spaces that would be required in the absence of this paragraph need not be provided physically, but sufficient land shall be reserved in the event that future uses may not have nonconcurrent parking demand. For the purpose of determining the adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written agreement between the city and all parties to such use.

(3) O-1 District. The uses shall be located in the O-1 District and may include adjacent churches or chapels located outside the O-1 District. Uses that have nonconcurrent parking demand may join their parking facilities. The aggregate parking requirement shall be computed on the basis of providing the parking required for that use or those uses having concurrent parking demands that have the largest parking demands as determined by the parking matrix and any additional conditions in this chapter; provided, however, that the number of additional spaces that would be required in the absence of this paragraph need not be provided physically, but sufficient land shall be reserved in the event the future uses may not have nonconcurrent parking demand. For the purpose of determining the adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written agreement between the city and all parties to such use. (Ord. 18680 §1; March 13, 2006: prior Ord. 17418 §3; October 5, 1998: Ord. 16854 §45; August 14, 1995: Ord. 16253 §3; October 26, 1992: Ord. 15861 §1; April 15, 1991: Ord. 14185, as amended by Ord. 14276, November 25, 1985: Ord. 13610 §1; June 6, 1983: Ord. 13546 §11; February 28, 1983: Ord. 13302 §9; February 1, 1982: Ord. 13291 §1; January 4, 1982: Ord. 12751 §24; November 5, 1979: Ord. 12679 §5; September 4, 1979: Ord. 12571 §356; May 8, 1979).

27.67.050 Special Conditions; B-4 Zoning District.

The following special parking requirements shall apply to the B-4 zoning district:

(a) In the area located from 150 feet east of 17th Street to the western boundary of the B-4 District, there will be no parking requirements. There will also be no parking requirements in the area located between the centerline of "N" Street and the centerline of "P" Street from 150 feet east of 17th Street to the eastern boundary of B-4 District.

(b) In the area 150 feet east of 17th Street which is in the B-4 District, not specifically excepted in section (a) above:

(1) Industrial and manufacturing uses: Two spaces per three employees on the largest shift, or one space per 1,000 square feet of floor area; provided, however, that if the number of spaces required by the building ratio is greater than that required by the employee ratio, the additional parking spaces need not be provided physically, but sufficient space shall be reserved for future physical development.

(2) Restaurants: One parking space per 300 square feet of floor area;

(3) Other business and office uses: One parking space per 600 square feet;

(4) Residential uses: One parking space per dwelling unit. (Ord. 13442 §1; September 7, 1982: prior Ord. 12571 §357; May 8, 1979).

27.67.060 Special Conditions; B-5 Zoning District.

For residential use in the B-5 zoning district, the following parking requirements shall apply:

(a) Two-family dwellings: Two parking spaces per unit;

(b) Multiple family dwelling: Two parking spaces per multiple family dwelling;

(c) All other parking requirements in the district shall apply. (Ord. 12878 §2; March 31, 1980: prior Ord. 12571 §358; May 8, 1979).

27.67.065 Special Conditions; Community Unit Plan and O-3 Zoning District.

(a) In a community unit plan, the following parking regulations shall apply:

(1) Two parking spaces per dwelling unit, except that dwellings for nonrelated persons shall have one space for each resident. The City Council may reduce the community unit plan parking requirement to no less than one and one-half parking spaces per dwelling unit, except

for dwellings for nonrelated persons, when the application includes information justifying the reduction;

(2) The location of required parking as set forth elsewhere in this chapter may be adjusted by the City Council;

(3) All other parking requirements in the district or districts in which a community unit plan is located shall apply.

(b) In the O-3 zoning district, the following parking regulations shall apply:

(1) Two parking spaces per dwelling unit, however, the City Council may reduce the parking requirement to no less than one and one-half parking spaces per dwelling unit when the application includes information justifying the reduction;

(2) The location of required parking as set forth elsewhere in this chapter may be adjusted by the City Council;

(3) All other parking requirements in the O-3 zoning district shall apply. (Ord. 17949 §2; December 17, 2001: prior Ord. 16958 §3; March 25, 1996: Ord. 13526 §1; January 3, 1983: Ord. 12878 §3; March 31, 1980).

27.67.066 Special Conditions: H-3 Zoning District

The following special parking requirements shall apply to permitted conditional uses in the H-3 zoning district.

(a) Vehicle body repair shops, truck and heavy equipment sales, farm machinery sales establishments, motor truck terminals, mobile home sales, places of business of plumbing and heating and air conditioning contractors and cabinet shops, automobile sales and repair, but not including vehicle repair shops, and assembly facilities: One space per 500 square feet of floor area, or one space per employee on the largest shift; however, if the number of spaces required by the building ratio is greater than that required by the employee ratio, the additional parking spaces need not be provided physically, but sufficient space shall be reserved for future physical development.

(b) All other parking requirements in the H-3 zoning district shall apply. (Ord. 17311 §3; March 23, 1998).

27.67.070 Special Conditions; R-6, R-7, and R-8 Zoning Districts.

In the R-6, R-7, and R-8 zoning districts, parking is permitted in the required side yard, provided that there shall be no parking within seven feet of any side lot line and parking is permitted in the area behind all buildings within the required side yard up to any side lot line. (Ord. 12657 § 15; August 6, 1979: prior Ord. 12571 §359; May 8, 1979).

27.67.075 Special Conditions; Capitol Environs District.

In the Capitol Environs District, two parking spaces per dwelling unit are required; however, upon application, the City Council may reduce the parking requirement to no less than one parking space per dwelling unit when the application includes information justifying the reduction. (Ord. 16958 §4; March 25, 1996).

27.67.080 Special Conditions; Personal Vehicles.

In the R-1, R-2, R-3 or R-4 residential districts, parking, in addition to, not in lieu of, the required parking space(s) in the zoning district shall be permitted under the following conditions:

(a) A personal vehicle, including a passenger car, recreational vehicle, trailer, boat, van, or pickup truck, may be parked inside of an enclosed structure when the structure conforms to the zoning requirements of the particular district in which it is located;

(b) A personal vehicle, including a passenger car, recreational vehicle, trailer, boat, van, or pickup truck, may be parked outside of an enclosed structure in the side yard or rear yard but not within two feet of a property line;

(c) A recreational vehicle, trailer, or boat may be parked outside of an enclosed structure in the required front yard on a concrete driveway or its equivalent under the following conditions:

(1) Space is unavailable in the rear yard or outside the side yard and there is no reasonable access to either the rear yard or side yards. A corner lot is always deemed to have reasonable access to the rear yard; a fence is not deemed to prevent reasonable access.

(2) Enclosed parking is not possible in conformance with the requirements of the district; such enclosure is not a requirement for parking a recreational vehicle, trailer, or boat;

(3) The recreational vehicle, trailer, or boat is parked perpendicular to the front curb;

(4) The recreational vehicle, trailer, or boat may be parked not less than two feet from the front property line, and not less than two feet from the side lot line.

(5) No part of the recreational vehicle, trailer, or boat may extend over the public sidewalk or the public right-of-way.

(6) Parking is permitted only for storage and any recreational vehicle, trailer, or boat shall not be:

(i) used for dwelling purposes for more than fourteen days in any calendar year; cooking is not permitted at any time;

(ii) permanently connected to sewer lines, water lines, or electricity. A recreational vehicle may be connected to electricity temporarily for charging batteries;

(iii) used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its immediate use.

(7) Notwithstanding the provisions of this section, the recreational vehicle, trailer, or boat may be parked anywhere on the premises during loading or unloading, and the use of electricity or water is permitted when necessary to prepare a recreational vehicle for use.

(8) The recreational vehicle, trailer, or boat shall be owned by the resident on the property where the recreational vehicle, trailer, or boat is parked for storage. (Ord. 14215 §2; September 9, 1985; prior Ord. 12571 §360; May 8, 1979).

27.67.085 Special Conditions; Unregistered, Wrecked, or Junked Vehicles.

No unregistered motor vehicle or trailer and no non-operating, wrecked, junked, or partially dismantled vehicle may be stored or parked in any zoning district for more than thirty days except under the following conditions:

(a) In all zoning districts, any unregistered motor vehicle and any non-operating, wrecked, junked, or partially dismantled vehicle may be stored or parked inside an enclosed structure when the structure conforms to the zoning requirements of the particular district in which it is located.

(b) In the AG, AGR, R-1, R-2, R-3, R-4, R-5, R-6, R-7, and R-8 zoning districts, the City Clerk may grant an administrative permit to permit the storage or parking of up to two unregistered motor vehicles and/or non-operating, wrecked, junked, or partially dismantled vehicles on any premises used for residential purposes as follows:

(1) Application for the administrative permit shall be filed in writing with the City Clerk on a form provided by the City and shall contain the name and address of the applicant and the make, model, year, and vehicle identification number of each vehicle to be restored or repaired.

(2) The vehicle(s) to be restored or repaired shall be owned by the applicant.

(3) The fee for such administrative permit shall be \$50.00 per vehicle.

(4) The permit shall cover the vehicle(s) only and does not authorize the storage of any miscellaneous vehicle parts or junk contained in, on or near the vehicle(s).

(5) All such permits shall expire 180 days following the date of issuance thereof.

(6) Administrative permits for said vehicles shall be renewable one time only upon payment of the \$50.00 fee per vehicle.

(c) This section shall not apply to a vehicle on the premises of a business enterprise operating in a lawful place and manner, when necessary to the lawful operation of such business enterprise, a vehicle on the premises of a farmstead as defined in Neb. Rev. Stat. §15-905 (Reissue 1997) when necessary for the operation of the farmstead, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner.

(d) Hobbyist Permits. An unregistered motor vehicle or non-operating, wrecked, junked, or partially dismantled vehicle lawfully stored or parked in the AG, AGR, R-1, R-2, R-3, R-4, R-5, R-6, R-7, or R-8 zoning district under a hobbyist permit issued in accordance with Lincoln Municipal Code Section 10.42.115 shall be deemed to have received an administrative permit as herein required.

(e) For the purposes of this section, the terms “motor vehicle,” “trailer,” and “vehicle” shall have the same definition as provided for those respective terms in Chapter 10.02 of the Lincoln Municipal Code. (Ord. 17753 §1; October 30, 2000).

27.67.090 Special Conditions; Nonconforming Uses.

If a nonconforming use is changed to a more restrictive nonconforming use or to a conforming use, it shall comply with all of the parking requirements of this chapter for such use.

A residential use which is nonstandard as to parking as of March 27, 1996 shall be allowed to continue.

A residential use which is nonstandard as to parking may not be converted to a use which would make it more nonstandard as to parking.

A residential use which is nonstandard as to parking may be converted to a use that would make it less nonstandard as to parking. (Ord. 16958 §5; March 25, 1996; prior Ord. 12571 §361; May 8, 1979).

27.67.100 Special Conditions; Parking Lots.

(a) Parking lots consisting of six or more parking spaces located in any zoning district except for nonpermanent lots that are allowed for no more than a period of two years, and lots for the purpose of sale, resale, or servicing of vehicles shall be constructed in accordance with the following requirements:

(1) Design standards: The City of Lincoln shall adopt design standards to be approved by resolution of the City Council for surfacing, drainage, barriers, screening, lighting, landscaping, and layout of the parking lots and place the same on file with the City Clerk. All parking lots authorized by this chapter shall be constructed pursuant to and in conformance with the design standards adopted by the city and on file with the City Clerk.

(2) Barriers: An adequate barrier shall be provided along the outer edge of the parking lot as required by Section 10.32.240 and Section 10.32.250 of the Lincoln Municipal Code. Barriers shall be located to prevent the parking of vehicles in the required front yard when prohibited by this title, and to provide protection to any landscaping or screen planting. Barriers shall be in conformance with Chapter 14.44 of the Lincoln Municipal Code and any applicable standards adopted by resolution of the City Council.

(3) Entrances and exits: The location and design of all entrances and exits shall be subject to the approval of the city.

(4) Lighting: If lighting is used to illuminate parking lots, it shall be so arranged as to reflect lighting away from the adjacent properties and public street. Direct rays of light from the light source shall be shielded from an adjacent residential district or residential land use. Lighting in parking lots shall be in conformance with the lighting standards adopted by the city. Lincoln municipal airport parking lots shall be excluded from the provisions of this paragraph.

(5) Signs: Only one sign, not to exceed three square feet in area and not located on public right-of-way, is permitted at each entrance and/or exit designating that entrance or exit and may state conditions of use of the parking lot. No other signs except as otherwise permitted in the zoning district shall be permitted except (i) one-way driveway signs which shall be the same size and located in the same manner as entrance or exit signs; and (ii) signs for parking spaces for the handicapped conforming to adopted design standards.

(b) Nonconforming parking lots: All parking lots lawfully existing on the effective date of this ordinance may be continued, although such parking lots do not conform to the provisions hereof. Such lots shall be maintained in conformance with Title 8 of the Lincoln Municipal Code. Such nonconforming parking lot may not be enlarged or extended, except as provided herein. In the event that such parking lots are discontinued or the normal operation thereof is stopped for a period of two years, any resumption of the use of said parking lot shall thereafter conform to all of the requirements of this ordinance.

(c) Waiver of surfacing requirement: Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirement of this section if the council finds that:

(1) The parking lot is (i) to be used in conjunction with a nonprofit, religious, educational, or philanthropic institution; (ii) in excess of the parking required by the provisions of this title and not pay parking; or (iii) used for employee parking and located wholly within an industrial district; and

(2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoffs, and safe circulation; and

(3) (i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or

(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.

Notwithstanding that a waiver is granted, if it is later found that dust or noise, created by the use of a parking lot exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.

(d) The following provisions shall apply to extension and enlargement of nonconforming parking lots:

(1) If an existing nonconforming parking lot having less than twenty spaces is expanded fifty percent or more in area, the extension shall be surfaced in conformance with the appropriate design standards.

(2) If an existing nonconforming parking lot with twenty spaces or more is expanded twenty-five percent or more in area, the extension shall be surfaced in conformance with the appropriate design standards.

(e) In the event that the main use of a lot for a nonstandard or nonconforming parking lot is changed in whole or in part to another use, any continued use or resumption of the use of said lot for parking shall thereafter conform to all the requirements of this ordinance. (Ord. 14254 §1; October 21, 1985: prior Ord. 14084 §1; April 15, 1985: Ord. 14007 §1; December 10, 1984: Ord. 12848 §1; February 19, 1980: Ord. 12571 §362; May 8, 1979).

Parking Spaces	Zoning Districts																							
	AGR	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-T	O-1	O-2	O-3	B-1	B-2	B-3	B-5	H-1	H-2	H-3	H-4	I-1	I-2	I-3
1 space/dwelling unit								•	•	•		•	•	•	•	• within 300'	• elderly units	• Caretaker employed and residing on premises						
1.75 spaces/dwelling unit						•																		
2 spaces/dwelling unit	•	•	•	•	•																			
1 space/2 dwelling units											•													
1/1200 sq. ft.											• within 900'													
1/600 sq. ft.																• within 300'								
1/500 sq. ft.									•															
1/300 sq. ft.												•	•	• within 300'							•			• office retail
1/225 sq. ft. SEE NOTE 5										•														
1/200 sq. ft.																			• within 300'					
1/150 sq. ft.																		• See Note 1						
1/100 sq. ft.														• restaurants			• restaurants		See Note 2	• restaurants				
1/room + 1/100 sq. ft. of accessory uses														• hotels and motels										• hotel motel
4.5 spaces/1000 sq. ft.																	• See Note 4							
2 spaces/3 persons on maximum shift or 1/1000 sq. ft. SEE NOTE 6																						• within 300'	•	•
1 space/1000 sq. ft. for first 50,000 sq. ft. and 1 space/ 2000 sq. ft in excess of 50,000 sq. ft. or 1 space/employee on maximum shift. SEE NOTE 5																			• warehouses					
AG District: None except schools, churches & similar uses. B-4 DISTRICT: As per additional conditions.	Notes: 1. Garages and service stations 2. Bowling alleys and restaurants 3. Except hotels, motels, and restaurants 4. Construction of the required parking spaces may be deferred to 1 space/300 sq. ft. until the building is being used for doctor's and dentist's offices.											5. If the number of spaces required by the building ratio is greater than required by the employee ratio, an additional parking area shall be reserved to accommodate the construction of the additional spaces.												